

Carole Leary
Magnolia Cottage
Yapton Road
Middleton on Sea
Bognor Regis
PO22 6DT

Your Ref: OWPC24685
Our Ref: M/80/19/PL 16-09-2019
Please ask for:
Mrs A Gardner

24th October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision
Former Poultry Farm Land West of Yapton Road Middleton on Sea

Thank you for your internet representation made on 23rd October 2019 which has been recorded as '**an objection**' with the comments as follows:

Being relative newcomers to Middleton on Sea, my husband and I had a lot of catching up to do with the history of the proposed site for a 66-bed Nursing Home. In our short time here, we have lived with the extremely busy Comet Corner junction together with Yapton Road corridor, which already carries traffic all through the night. Any further increase in vehicle usage can only jeopardise the safety of the general area. It would appear from the submitted documents that the access and parking arrangements for visitors, ancillary services and staff would be inadequate for the described level of business in this care sector and would surely disturb existing residents on Silver Birch Drive as well as those living on the approaches from the A259 or the village centre. The site is subject to flooding and it is unclear where such water could be safely diverted without having a knock-on effect elsewhere. In addition, there is wildlife to consider as well as the continued amenity use of the public footpath by local residents - these would be affected by any disturbance and I fail to see how such a large construction project could be undertaken without damage to the Preserved Trees and general environment. The documents also make a point of suggesting this would be a two-storey project whereas to all intents and purposes it is three in terms of usage. The large dimensions of the buildings do seem to be alien to the area as well as being isolated from the point of view of any fit and able residents being able to access the facilities in Middleton village itself. Dementia residents, by the nature of their need for care, would not be able to exit the property to be part of village life and this location would isolate all of the Nursing Home Clients from the community in general. I can see no positive points to raise in favour of this development and therefore need to register our hope that Arun refuse permission for this based on the above and our belief as to the unsuitability of the location for the proposed Nursing Home.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most

are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning